

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> **PASSCODE: FDhmG9**

Or via phone at: **253-215-8782** with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

REVISED October 16, 2023
Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
November 1, 2023, 1:30 p.m.

1. **Call to order.**
2. **A public hearing to consider each of the following;**

APPEAL #20492 – Appeal filed by Rimco, Inc., c/o Adam Gubin, from the determination of the Building Commissioner in the denial of an occupancy permit, authorizing the Petitioner to operate a scrap metal business, with outside storage of materials, metals, equipment, trailers, and trucks, at 201 Bremen Ave. (Expansion of current scrap metal business at 101 Bremen Ave.)

**WARD #14 #AOP-10025-23 ZONE: The North Broadway Special Use District –
Section 6 (B)–Major Scrap Metal Processor Restrictions No
New or expanded Major Scrap Metal Processor Operations
ZONE: “K” – Unrestricted District**

APPEAL #11806 – Appeal filed by Abbas Ali, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a multi-family building, per plans, at 4333 Connecticut Ave.

WARD 6 #AB-576737-23 ZONE: “B” – Two-Family Dwelling District

APPEAL #11807 – Appeal filed by Robert C. Donaker, from the determination of the Building Commissioner in the denial of a building permit, authorizing the Petitioner to construct a second-story dwelling unit on a four (4) car detached garage (Addendum to Permit #AB-564180-21), at 2202 January Ave.

WARD 5 #AB-576942-23 ZONE: “A” – Single-Family Dwelling District

APPEAL #20394 – Amend – Appeal filed by DBA Mat Food STL, c/o Mahmoud Motan, to amend the conditional use permit to operate a convenience store with deli and cooking (no liquor), at 1823 McLaran Ave. *Specifically, the Petitioner is applying to remove **Condition #13 – All windows and doors must have no boards, mesh, grates, materials or coverings of any kind. There shall be no cord or rope type LED lighting around windows or doors. Windows and doors may have proper blinds or curtains on the inside of the windows.***

**WARD 13 #AOP-6884-21 ZONE: “F” – Neighborhood Commercial District
#BPS-130620**

APPEAL #20470 – Revocation Hearing for Dun-Rite Auto Sales, LLC, c/o Natalie Harrison, from the determination of the Building Commissioner in the revocation of a variance, with conditions and an occupancy permit, that permitted the Petitioner to operate a used auto sales business and repair shop, with bodywork and painting (no detailing), at 6103 W. Florissant Ave.

WARD 13 #AOP-9392-23 ZONE: “F” – Neighborhood Commercial District

3. **Deliberations on the above hearings.**
4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;
 - A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.
5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on October 25, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Jared Boyd, Mayor's Office
Charles Coyle
Neal Richardson
Neighborhood Stabilization Team
Dale Ruthsatz, SLDC
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Durrell Smith
Peter Phillips
Bennett Anderson
Lisa Otke
Project Connect

Via Email with Attachments

City Counselor
Board Members
Tracy Billups
Debra Aaron

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator